



HUDSON
MOODY

61 Nunmill Street, York YO23 1NT

A three double bedroom forecourted Victorian terrace home. Situated on the sought after Nunmill Street, off Scarcroft Road. Ideally positioned within easy walking distance of the popular Bishopthorpe Road shops and cafés, Rowntree Park, York city centre and the train station

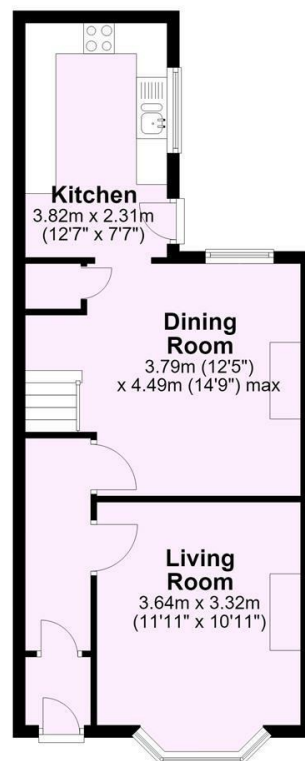
- Forcecourted Victorian Terraced House a Stone Throw Of Bishopthorpe Road and Scarcroft Park
- Living Room with Bay Windows
- Spacious Dining Room with Understairs Storage
- Kitchen with Space for Appliances
- Two First Floor Double Bedrooms
- Family Bathroom with Bath and Separate Shower
- Third Double Bedroom to the Second Floor
- Generous Rear Courtyard with Storage and Access to the Service Lane
- On Street Permit Parking
- No Onward Chain

Guide Price £400,000

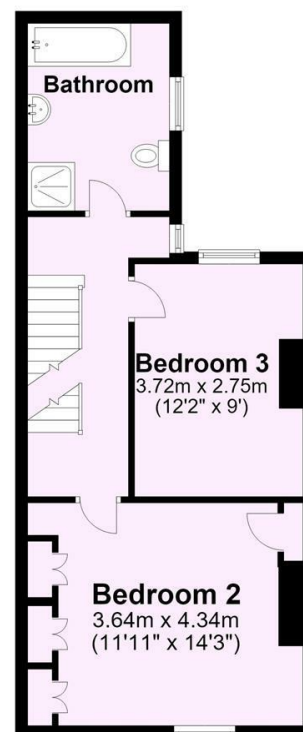
Tenure: Freehold

Council Tax Band: C

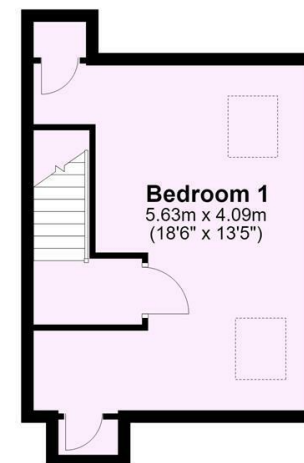
Ground Floor
Approx. 43.2 sq. metres (464.6 sq. feet)



First Floor
Approx. 42.9 sq. metres (461.8 sq. feet)



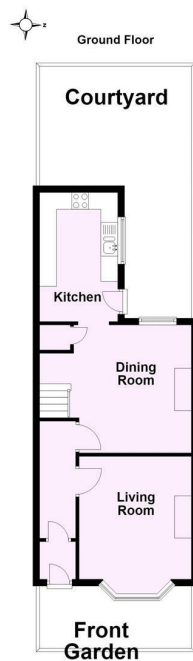
Second Floor
Approx. 26.2 sq. metres (282.2 sq. feet)



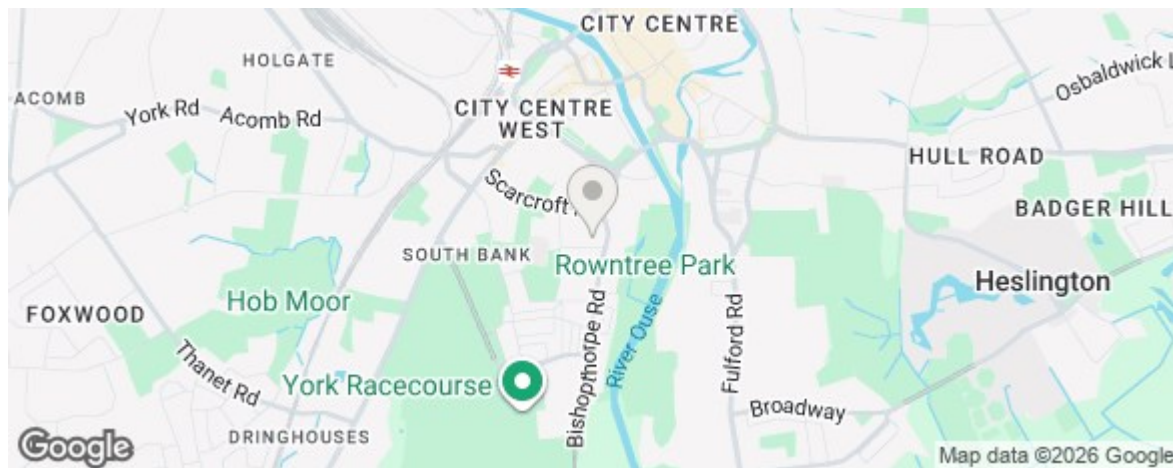
Total area: approx. 112.3 sq. metres (1208.6 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
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6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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